

AGENDA
SUBDIVISION COMMITTEE MEETING
Division of Planning Conference Room, 8:30 a.m.

January 5, 2012

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, December 14, 2011, at 8:30 a.m. Committee members in attendance were: Hillard Newman, Division of Engineering; Jeff Neal, Division of Traffic Engineering; Bob Carpenter, Greg Walker and Pamela Brown, Division of Building Inspection; Gary Warner, Division of Waste Management; Susan Plueger, Division of Water Quality; Jim Rebmann and Kelly Hunter, Division of Environmental Quality; Paul Hockensmith and Robert Poage, Addressing Office; Tim Queary, Streets and Roads; Joe Oakley, Kentucky Utilities; Doug Blandford, Windstream; Captain Charles Bowen, Division of Fire and Emergency Services; Jason Slone, Bluegrass Trust and Debbie Barnett, Division of Sanitary Sewers. Planning Staff members in attendance were Bill Sallee, Tom Martin, Cheryl Gallt, Chris Taylor, and Barbara Rackers. The Committee made recommendations on plans as noted.

General Notes

The following notes automatically apply to all plans listed on this docket (unless a waiver of any section is granted by the Planning Commission).

1. All preliminary and final subdivision plans are required to conform with the provisions of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform with the provisions of Article 21 of the Zoning Ordinance.

A. MAJOR SUBDIVISION ITEMS AND DEVELOPMENT PLANS

1. FINAL SUBDIVISION PLANS - (Tentatively scheduled for the January 12, 2012, Planning Commission Meeting)

- a. PLAN 2012-1F: GESS PROPERTY, UNIT 8-A (2/19/12)* - located at 840 Hays Boulevard.
(Council District 7) **(EA Partners)**

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Exactions to the approval of Division of Planning.

2. DEVELOPMENT PLANS – (Tentatively scheduled for the January 12, 2012, Planning Commission Meeting)

- a. DP 2012-1: LOCHMERE ESTATES (MAPLE RIDGE) (AMD) (3/20/12)* - located at 651 Chilesburg Road.
(Council District 7) **(Eagle Engineering)**

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to reconfigure the lots and alter the public access easement.

The Technical Committee and Staff Recommended: **Postponement**. There were questions regarding open space compliance.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection.
9. Revise note #9.
10. Addition of note regarding operation of gates from previous plan.
11. Denote that property is located entirely within the Special Design Area.
12. Resolve Lot 37/walking path conflicts.
13. Revise Lot 38 to reflect current plat.
14. Document BOA approval for conditional use on Lot 38.
15. Provided the Planning Commission makes a finding that the plan complies with the provisions of the EAMP.
16. Discuss tree protection areas.
17. Discuss the right-of-way exclusion from open space.
18. Discuss driveway impact on open space.

3. **ZONING DEVELOPMENT PLANS** - (Tentatively scheduled for the January 26, 2012, Planning Commission Meeting)

- a. **ZDP 2012-2: THE GLEN AT LOCHDALE, UNIT 4 (AMD) (2/19/12)*** - located at 3600 and 3652 Winthrop Drive.
(EA Partners)

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council rezones the property R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Building Inspection's approval of landscaping and landscape buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree protection plan.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection.
9. Denote the height of building in feet.
10. Denote final record plan information for subject property.
11. **Denote:** No building permits will be issued unless and until a consolidation plat is recorded to combine Tracts 1 & 2.
12. Complete internal pedestrian system (to sidewalk).
13. Resolve note #3 and compliance with floor area ratio and lot coverage.
14. Discuss tree line along eastern boundary and possible need for tree protection area.

B. **POSTPONED ITEM** – (Tentatively scheduled for the January 12, 2012, Planning Commission Meeting)

1. **DP 2011-97: LIGGETT & COMPANY (1/29/12)*** - located at 1211 Manchester Street.
(Council District 2) **(JE Black)**

C. **STAFF ITEMS** – If any.

D. **NEXT MEETING DATES**

Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers **January 12, 2012**
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) January 25, 2012
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers **January 26, 2012**
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) February 2, 2012
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building) February 2, 2012